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DATE: December 19, 2001

TO: City Manager Mike Uberuaga

FROM: Councilmember Scott Peters

SUBJECT: Transfer of ADT in the Sorrento Hills community

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It has come to my attention that Coast Income Properties has applied for an ADT (Average Daily Trip) transfer for an office building development at the corner of Calle Mar de Mariposa and West Ocean Air Drive. Coast Income Properties is acquiring an additional 945 ADT's from the proposed hotel site at the corner of Vista Sorrento Parkway and Ocean Bluff Avenue. I am extremely concerned, along with the rest of the community, that the Torrey Hills PID Design Guidelines would allow such a transfer to happen without community input. If City staff approves this substantial conformance review with the ADT transfer it would result in a major increase in traffic. This would significantly affect the adjacent new elementary school that is being constructed and significantly increase the square footage of the buildings.

A traffic report has been conducted and apparently it indicates that there would be no significant additional negative impacts to this area. I am not convinced this is the case. I am concerned that the increase in traffic will compromise the safety of this intersection for children going to and from school. With the massive increase in size of the buildings, I am concerned about the negative visual effects for the residents across the street. I am appalled this SCR process has shut out the community's input completely. This is not a normal SCR asking for minor changes, it is a huge increase in traffic and square footage and therefore warrants community involvement.

I have had many conversations with City staff expressing my deep concerns with this SCR. I understand that because the language in the PID is so flexible and the traffic study concludes the transfer of trips can be accommodated, that City Staff will soon approve it. I ask that you intercede in this process and not allow the SCR to go forward.